

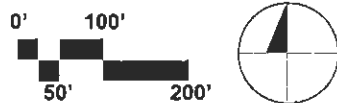
**PROJECT NARRATIVE**  
**4 SONS GAS STATION AND CAR WASH**  
**SEC HAYDEN ROAD AND THOMPSON PEAK PARKWAY**  
**CASE NO.'S: 15-UP-2005 AND 16-UP-2005**

Applicant has conducted extensive community outreach in conjunction with its requested Use Permits relating to the gas station and car wash which are proposed to be incorporated into Applicant's Hayden Peak Crossing Shopping Center located at the southeast corner of Hayden Road and Thompson Peak Parkway. In addition to many modifications that have been made by Applicant to the originally proposed plans, Applicant has changed its proposed operator to Kent Bro of 4 Sons, who is willing to limit operations at the gas station and car wash as requested by the neighbors, such that the operating hours will not be earlier than 5:00 a.m., and will not be later than 11:00 p.m. The proposed gas station, car wash and convenience store has been designed to the highest standard, similar to the other Grayhawk gas station developed by Applicant at its Grayhawk Plaza Shopping Center located at the southeast corner of Scottsdale Road and Grayhawk Drive. Kent Bro and 4 Sons are also the developers of the gas station facility at the southwest corner of Cave Creek Road and Carefree Highway, which was also designed to the highest standard. The subject facility has been designed with the same architectural features, materials and colors as are utilized in the balance of Hayden Peak Crossing. As was done in the other Grayhawk fuel facility developed by Applicant, the canopy for the subject facility will have a very unique design, with significant articulations, as well as a connection to the convenience store building which will provide a shaded path for customers. A significant landscaped setback is provided at the corner which will include mounds and a significant number of native trees. The car wash is attached to the back of the convenience store building, and will not be visible from the corner. This will be a self-service car wash with no attendants. Both the entrance and exit to the car wash will be screened with native trees.





**Pederson**  
GROUP, INC.



## HAYDEN PEAK CROSSING

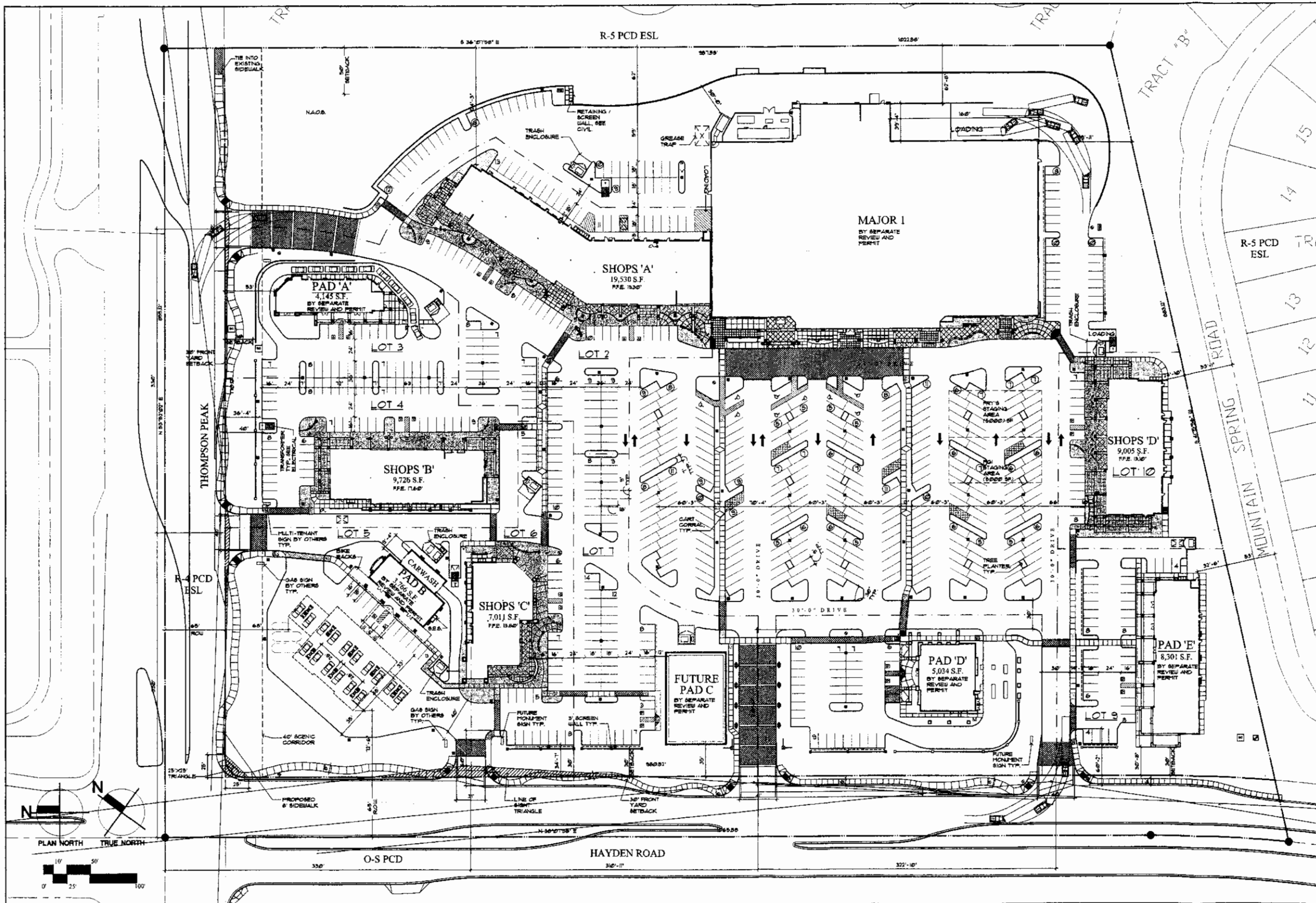
S.E.C. HAYDEN & THOMPSON PEAK  
SCOTTSDALE, ARIZONA

CONTEXT AERIAL



15-UP-2005 & 16-UP-2005  
1-26-06

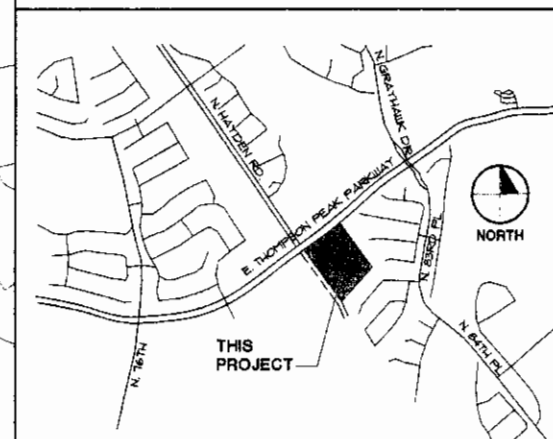


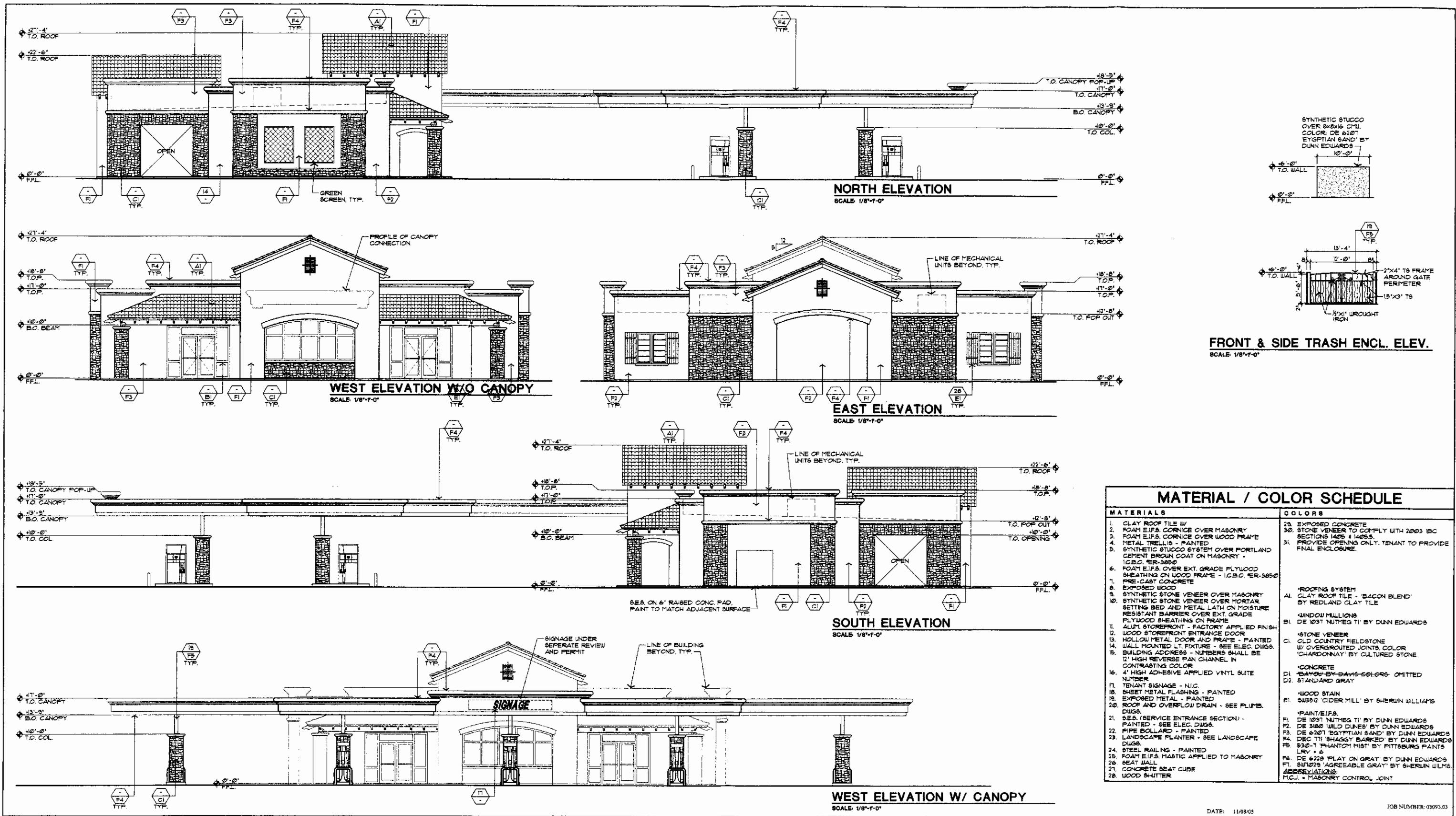


# PROJECT DATA

GROSS SITE AREA	256,488 SF. (2196 AC.)
NET SITE AREA	826,528 SF. (18.91 AC.)
MAJOR PARCEL AREA	3,778,955 SF. (86.1 AC.)
BUILDING AREA	
MAJOR 1	14,934 S.F.
SHOPS A	19,530 S.F.
SHOPS B	9,726 S.F.
SHOPS C	7,011 S.F.
SHOPS D	9,005 S.F.
PAD A	4,145 S.F.
PAD B	3,766 S.F.
PAD C	1,000 S.F.
PAD D	5,034 S.F.
PAD E	8,301 S.F.
TOTAL BUILDING AREA	148,312 S.F.
ZONING	C-3 PCD ESL
% COVERAGE	17.9%
PARKING :	
SHOPS + PADS	383 SPACES
MAJOR 1 PARCEL	321 SPACES
TOTAL PARKING	704 SPACES
PARKING RATIO	4.74 / 1,000
ACCESSIBLE PARKING :	
REQUIRED	15 SPACES
PROVIDED	26 SPACES
ACCESSIBLE STALL SIZE	11'X18' AND 5' AISLE
BIKE PARKING :	
REQUIRED	10% OF 704 = 71 SPACES
PROVIDED	10% OF 704 = 71 SPACES
(BIKE SPACES DISTRIBUTED EQUALLY BETWEEN MAJOR AND SHOPS)	
FAR :	
(NET LOT AREA X 0.5)	66,127.25 S.F. (15.18 AC.)
MAX ALLOWED	
VOLUME RATIO :	
(NET LOT AREA X 0.6)	1,934,646.6 CU. SF.
MAX ALLOWED	
REQUIRED OPEN SPACE :	
MAX BLDG HT.	36'
FIRST 12' OF HT.	10% OF NET LOT
	82,652.8 S.F.
	22' X 204' X 826,528
	72,734 S.F.
OPEN SPACE REQ. :	82,652.8 + 72,734
OPEN SPACE PROVIDED :	155,387
FRONT OPEN SPACE :	(1/2 REQ'D OPEN SPACE)
	155,387 S.F. X 5
	11,653.9 S.F.
PKG LOT LANDSCAPING REQ. :	PARKING LOT AREA X 15%
	214,338 S.F. X 15%
	32,151 S.F.
PKG LOT LANDSCAPING PROV. :	34,711 S.F.

## VICINITY MAP





DEVELOPED BY:

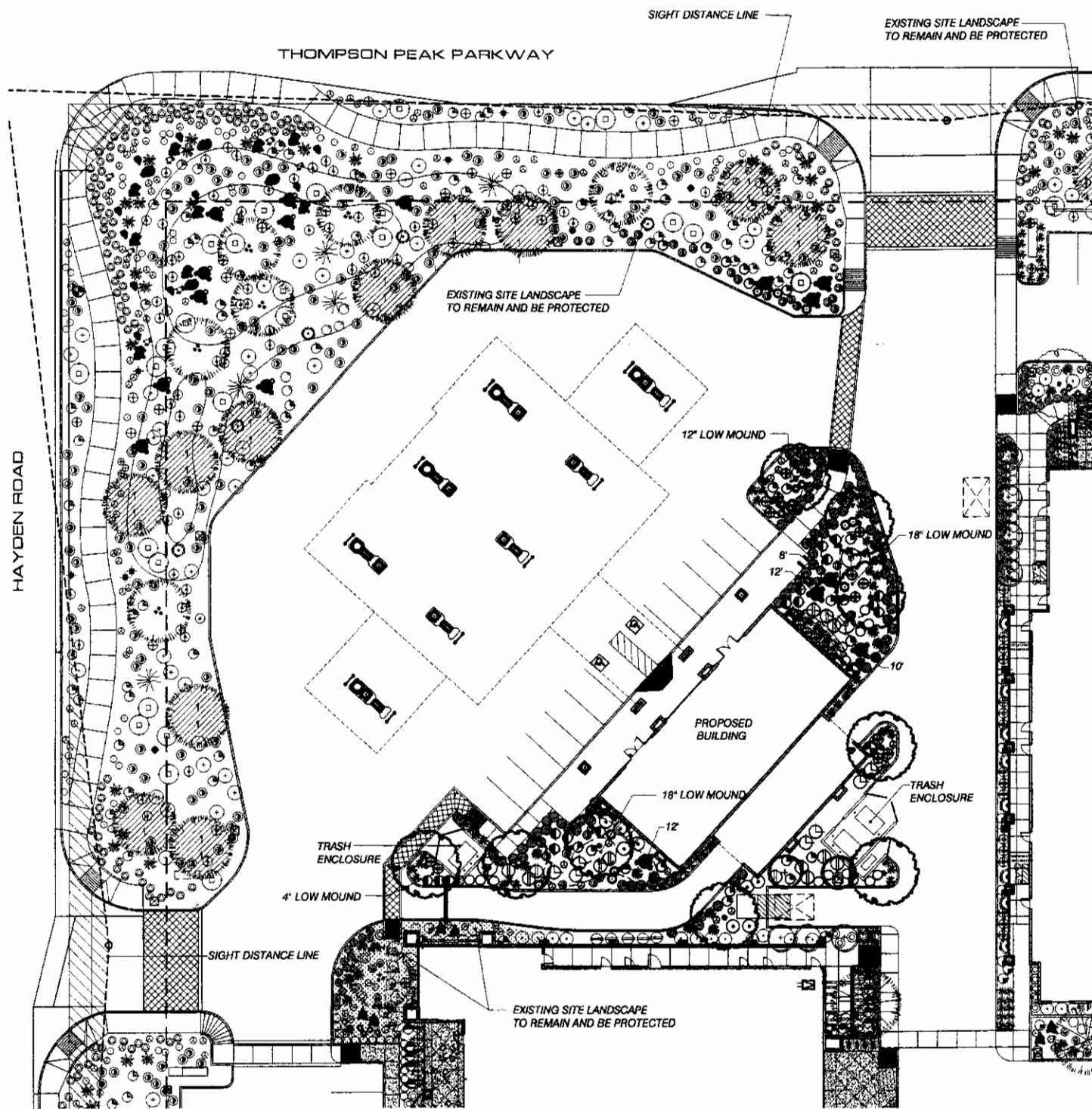
# HAYDEN PEAK CROSSING

S.E.C. HAYDEN & THOMPSON PEAK  
SCOTTSDALE, ARIZONA

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CONCEPTUAL LANDSCAPE PLAN

Scale: 1" = 20'-0"

**LANDSCAPE LEGEND**  
ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)  
50% to be a 2" min caliper size

TREES	Caliper	Size	Qty.
Cercidium hybrid 'Desert Museum'	2.5"	standard 36" Box u.o.n.	9
Caesalpinia mexicana Mexican Bird of Paradise (from Desierto Verde)	1"	24" box Multi Trunk	2
Carnegiea gigantea Saguaro	no holes or scars 8" spear u.o.n.	see plans for sizes	7

SHRUBS/ ACCENTS	Size	Qty.
Caesalpinia mexicana Mexican Bird of Paradise	15 gallon	3
Calliandra eriophylla Pink Fairy Duster	5 gallon	22
Salvia greggii Autumn Sage	5 gallon	n/a
Cassia phytolobea Silver Cassia	5 gallon	7
Salvia chamaedryoides Mexican Blue Sage	5 gallon	n/a
Leucophyllum zygophyllum 'Cimarron' Sage	5 gallon	19
Larrea tridentata Creosote Bush	5 gallon	1
Psilostrophe cooperi Paperflower	5 gallon	13
Ruellia penninsularis Ruellia	5 gallon	14
Leucophyllum frutescens Green Cloud Sage	5 gallon	8
Leucophyllum candidum 'Thunder Cloud' Sage	5 gallon	15
Hesperaloe parviflora Red Yucca	5 gallon	50
Yucca aloifolia Spanish bayonet	15 gallon multi	4
Agave gemmiflora Twin Flower Agave (for use at buildings only)	5 gallon	5
Agave desmettiana Agave Desmettiana	5 gallon	13
Dasylirion longissimum Toothless Desert Spoon	5 gallon u.o.n.	17
Ambrosia deltoidea Bursage	5 gallon	32

GROUNDCOVERS	Size	Qty.
Baileya multiradiata Desert Marigold	1 gallon	8
Lantana montevidensis Purple Trailing Lantana	1 gallon	88

Decomposed Granite 2" minus EXPRESS NATIVE, 2" min thickness in all on-site landscape areas  
Submit samples to Landscape Architect

## Conceptual Landscape Plan

The entire site will be maintained in accordance with City of Scottsdale Standards.

50% of all trees will be 24" Box or larger.

An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.

Decomposed granite, 2" minimum thickness (submit sample to Landscape Architect for approval).

Place in all non-river rock and non-lawn landscape areas. (color to match existing)

All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage easements.

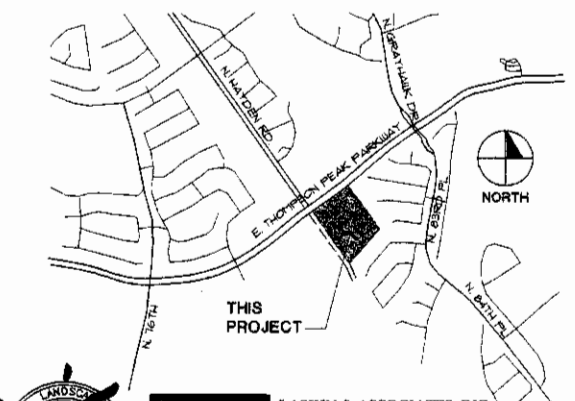
Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.

All final landscape plans to meet City of Scottsdale minimum standards for quantity and type.

## Existing Landscape & Irrigation Notes:

1. Site verify all existing conditions prior to bidding. Any discrepancies are to be brought to the Landscape Architect immediately.
2. All plant material designated as "existing to remain" shall be protected during all phases of construction. Any tree that dies due to lack of water, lack of maintenance or care, neglect or vandalism shall be replaced by a like type tree, (minimum 48" box). At no additional cost to owner. Palms that die shall be replaced with like type, height and size. All shrubs and groundcover shall be replaced with 5 gallon plants.
3. Landscape areas disturbed by new construction shall be repaired with sod in turf areas and new decomposed granite matching existing. Blend all disturbed areas with undisturbed so there is smooth transition between all edges. Replace all disturbed, broken or damaged headers with matching type.
4. All existing plant material and adjacent plant material shall have uninterrupted watering during all phases of construction. This shall include but not be limited to; hand watering, temporary above ground irrigation, existing system, etc.
5. The existing irrigation system shall be protected, maintained and repaired during all phases of construction. The existing system is tied in adjacent properties. All equipment such as mainline, wires, lateral heads and etc. shall be repaired and replaced to maintain continuous water.
6. Provide new schedule 40 sleeves at all new drives. (See sleeve schedule for size.) Any existing irrigation system is to be maintained at all times during construction % coverage, and guarantee 100
7. All existing trees to remain, shall be selectively pruned per Landscape Architects direction.
8. All existing shrubs within the sight distance lines and sight visibility triangles shall be selectively pruned to a maximum height of 30".
9. All trees shall be lifted to clear height of 7'.

## VICINITY MAP



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